



**COUNTY OF SAN LUIS OBISPO  
BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 12/15/2020	(3) CONTACT/PHONE Edward M. Reading County Surveyor (805) 781-5265	
(4) SUBJECT Request to approve Tract Map 2429, a proposed subdivision resulting in 13 residential lots and 1 open space lot, by Jack Ranch SLO, LLC; and adopt the attached resolutions to accept the open space easement, avigation easement, and approve the land conservation contract, 5502 Los Ranchos Road in the community of San Luis Obispo. District 3.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> <li>1. Approve Tract Map 2429, a proposed subdivision resulting in 13 residential lots and 1 open space lot, which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map by John Wilson and Tom Erskine, the owners at that time; and</li> <li>2. Adopt the attached resolutions to accept the open space easement, avigation easement, and approve the land conservation contract; and</li> <li>3. Authorize and instruct the Clerk of the Board to have the open space easement avigation easement, and land conservation contract, and certified copies of the resolutions recorded in the Clerk Recorder's office; and</li> <li>4. Authorize and instruct the Clerk of the Board to have the Tract Map recorded in the Clerk Recorder's office.</li> </ol>			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A    Date	
(17) ADMINISTRATIVE OFFICE REVIEW Kristin Eriksson			
(18) SUPERVISOR DISTRICT(S) District 3			

Reference: 20.153



## COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Public Works  
Edward M. Reading, County Surveyor  
Stephanie Fuhs, Planner, Department of Planning and Building

VIA: John Waddell, Deputy Director of Public Works  
Robert Fitzroy, Assistant Director, Department of Planning and Building

DATE: 12/15/2020

SUBJECT: Request to approve Tract Map 2429, a proposed subdivision resulting in 13 residential lots and 1 open space lot, by Jack Ranch SLO, LLC; and adopt the attached resolutions to accept the open space easement, avigation easement, and approve the land conservation contract, 5502 Los Ranchos Road in the community of San Luis Obispo. District 3.

### **RECOMMENDATION**

It is recommended that the Board:

1. Approve Tract Map 2429, a proposed subdivision resulting in 13 residential lots and 1 open space lot, which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map by John Wilson and Tom Erskine, the owners at that time; and
2. Adopt the attached resolutions to accept the open space easement, avigation easement, and approve the land conservation contract; and
3. Authorize and instruct the Clerk of the Board to have the open space easement, avigation easement, and land conservation contract, and certified copies of the resolutions recorded in the Clerk Recorder's office; and
4. Authorize and instruct the Clerk of the Board to have the Tract Map recorded in the Clerk Recorder's office.

## **DISCUSSION**

At the August 23, 2018 public hearing, the County Planning Commission granted approval for the proposed subdivision tentative map. All proposed real property divisions are subject to conditions of approval. The project owner has satisfied all the conditions of approval that were established for this project at the public hearing. The map was processed by the County Department of Planning and Building with input from the following County Departments: Public Works, Environmental Health, Parks and Recreation, Agriculture Commissioner, as well as the following agencies: California Department of Transportation (Caltrans), Airport Land Use Commission, Air Pollution Control District, LAFCO, the City of San Luis Obispo, and CAL FIRE.

The Real Property Division Ordinance (Title 21 of the San Luis Obispo County Code) requires that when the conditions of approval have been met, and when an adequate tract map that is substantially in conformance with the design of the approved tentative map has been submitted to the County Surveyor, the County Surveyor will transmit the map with his approval and certification to the Clerk of the Board awaiting your Board's approval to record the map. Section 21.06.050 of the County Code requires your Board to approve the map if it is determined to be in conformity with the Real Property Division Ordinance and the Subdivision Map Act. It is also recommended that your Board adopt the attached resolutions accepting the open space easement, avigation easement, and land conservation contract.

## **OTHER AGENCY INVOLVEMENT/IMPACT**

The Clerk of the Board is to hold the map until your Board approves it. The Clerk of the Board also certifies the Board's approval, arranges receipt of the recording fee and after the signatures and seals have been affixed, transmits the map to the County Clerk Recorder. The County Clerk Recorder files the map as prescribed by the Subdivision Map Act and records the approved resolutions.

County Counsel has reviewed the attached resolutions, as well as the attached open space agreement and land conservation contract, and approved them as to legal form and effect.

## **FINANCIAL CONSIDERATIONS**

All costs for examination and certification of the map by the County Surveyor are paid by the project owner.

There are no other costs associated with this action.

## **RESULTS**

Approval of the recommended action will allow the subdivision map to be filed in the office of the County Clerk Recorder.

## **ATTACHMENTS**

- 1 Vicinity Map
- 2 Layout Map
- 3 Resolution Approving and Accepting an Open-Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo by Jack Ranch SLO, LLC, A California Limited Liability Company

- 4 Agricultural Open-Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo on Parcel 14 of Tract 2429
- 5 Resolution Accepting Avigation Easement from Jack Ranch SLO, LLC, A California Limited Liability Company
- 6 Grant of Avigation Easement
- 7 Resolution Approving Contract Pursuant to the California Land Conservation Act of 1965 CON2020-00020 – Jack Ranch SLO, LLC
- 8 Land Conservation Contract (CON2020-00020 - Jack Ranch SLO, LLC)

File: TR 2429

Reference: 20.153

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